

WHITAKER MARKETING GROUP



MAY
16
10:00 AM

POLK COUNTY, IOWA
RANCH AUCTION
21.20± ACRES



DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263

Whitaker Marketing Group is a licensed real estate brokerage and auction company providing land auctions, equipment auctions, appraisals, and online auctions. We Specialize in Farmland and Fundraising. Licensed in Iowa • David Whitaker License # B61078000 Firm # F06262000 • 101 US 69, Huxley, Iowa 50124

Polk County Iowa Agribusiness Property:

Horse Ranch and Home Auction

Thursday, May 16th, 2024 at 10:00 am

Open House Dates:

Thursday, May 2nd from 4:00 pm-7:00 pm &

Sunday, May 12th from 12:00 pm-4:00 pm

Whitaker Marketing Group is honored to present this 21.20 +/-acre property for sale in Iowa, located in Polk County.

This property features convenient access and premier equestrian amenities. The property is composed of one tract of land totaling 21.20 acres, more or less, in Sec 8-79N-23W.

Highlights:

Welcome to 3296 NE 54th Ave., Des Moines, IA 50317! This exceptional property offers a blend of convenience, luxury, and functionality. Conveniently situated on a main paved road, this prime location provides easy access to all amenities. Inside the spacious 2,076 sq ft home offers a comfortable living space, ideal for relaxation and entertainment. For equestrian enthusiasts, the property features impeccable facilities. The South Stable Barn features two traditional stalls, a foaling stall, an office, hot and cold-water service, and a dedicated hay storage area. Meanwhile, the North Stable Barn includes a lounge area, office, full bathroom, tack area, and wash stall. The Northeast Stable Area offers heated stalls with automatic waterers, while the West Stables provide insulated stalls with an additional tack area.

Training facilities are top-notch, with an indoor arena featuring clay mixture footing and natural light panels, along with a covered round pen for all-weather sessions. Outside features a walker located on the west side of the stable area to help you multi-task and exercise the horses while you clean the stalls inside.

Location of Land:

Located just 4.3 miles southeast of Ankeny, Iowa.

Directions to the Farms:

From Ankeny, take I-35 South for 1 mile. Then take exit 89 for Corporate Woods Dr. Turn left onto SE Corporate Woods Dr for 1.2 miles. Then turn right onto NE 29th St for 1 mile. Turn left onto NE 54th Ave for 0.5 miles. The property will be located on the left (North) side of the road.

Location of the Auction:

3296 NE 54th Ave Des Moines, IA 50317

Legal Description:

8-79N-23W (Parcel ID's 190/00116-006-001, Geoparcels 7923-08-376-001)

Selling Multiplier: 1

Taxes: \$7,488 Estimated

Occupancy: Single Family

Style: Split Level

Year Built: 1976

Roof: Gable

Total Gross Living Area: 2,076 SF

Bedrooms: 3

Bathrooms: 3

Central Air: Yes

Heat: FHA-Gas

Garage: Attached Garage 624SF w/additional cold storage workspace off the side.

Utilities: Water: Des Moines Water; Electricity: MidAmerican; Propane: Warren County Oil

Condition: Property is offered on an "AS - IS" basis.

OUT BUILDINGS:

Building 1 (30' x 54'): Machine Shed for hay and equipment storage.

Building 2 (35' x 51'): Southern Stable Structure: Originally utilized as a veterinary clinic, this building offers 3 stalls (2 standard size and 1 foaling stall), as well as both cold and hot water amenities. Featuring an upper level designed for hay storage, it also incorporates a compact space suitable for office use.

Building 3 (76' x 146' front barn, 73' x 200' rear barn-alley & indoor riding arena, 60' x 70' west barn): Northern Stable: Designated for tack and office purposes, this building boasts a lounge area along with a full-sized bathroom. It is equipped with a washroom featuring both hot and cold water services. The facility ensures comfort with heated stalls featuring automatic waterers. Additionally, the west stables within this structure are insulated, although not heated. An indoor arena, complete with a clay mixture footing and natural light panels, provides enjoyment no matter the weather. Adjacent to the stable area on the west side, you will find an outdoor walker that offers further convenience & a round pen (also under roof) for additional training sessions.

Area 4 (140' x 270' Riding Arena): Outdoor riding arena

TERMS & CONDITIONS

Auction Sales Method: The real estate will be offered as 1 tract(s) of land.

Survey: At the buyer's option and expense, they can have the property surveyed if desired. The final contract price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Septic: It will be the responsibility of the buyer to update the septic (if required).

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: The real estate taxes will be pro-rated to the day of closing.

Contract and Title: Immediately upon the conclusion of the bidding, the high bidder(s) will enter into a real estate contract and the earnest money will be deposited in the Real Estate Trust Account of the seller's attorney. The Seller will provide a current abstract of title at their expense. The seller reserves the right to reject any and all bids.

Earnest Payment: Earnest money in the amount of ten (10%) percent of the contract price shall be due with the acceptance of the offer. The payment may be in the form of a cashier's check, personal check, company check, or wired funds. Earnest money will be deposited in the Real Estate Trust Account of the seller's attorney.

Closing: The sale closing is on July 1st, 2024, or such other date agreed to by both parties. Certified funds will be required at the time of closing for the remaining balance of the purchase. The balance shall be paid in the form of certified funds upon closing.

Possession: Possession will be granted at closing, or such other date agreed to by both parties.

Agency: Whitaker Marketing Group stipulates that they are representing the seller exclusively in this transaction. Whitaker Marketing Group acts as the Auctioneer and Auction Company. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Notice: All information contained in this brochure has been gained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, leases, and restrictions of record. All sales are presumed to be made by the individual judgment of the purchaser. All property is sold on an "As is- Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All map boundaries are approximate, and photographs used may or may not depict the actual property. Seller reserves the right to reject any and all bids. Any announcements made auction day by the auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the auctioneer. All decisions of the auctioneer are final.

Online Bidding: Please visit our website to register for online bidding. Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other on-line auction-related technologies, Whitaker Marketing Group reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Whitaker Marketing Group shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Whitaker Marketing Group.

Bidding Increments Up Until The Live Auction:

Bid Amount	Bid Increment
\$700,000 to \$1,200,000	\$ 50,000
\$1,201,000 to \$1,400,000	\$ 25,000
\$1,401,000 to Max	\$10,000

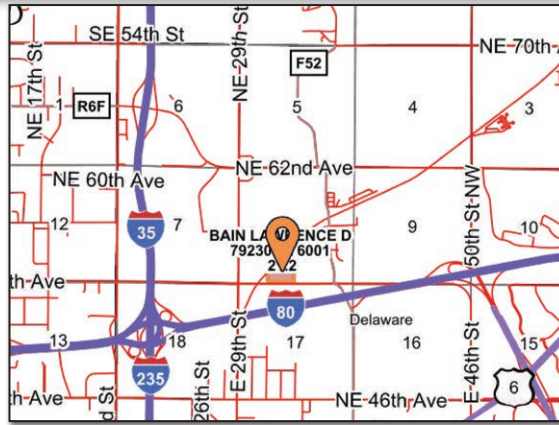
BBC: If you are bringing a buyer to the auction we will require a copy of your agency form presented at the auction. 3% BBC.

Seller(s): Bain Ranch



SOIL MAP

State: Iowa
County: Polk
Location: 8-79N-23W
Acres: ±21.2



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	15.39	72.6		Ile	88
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	4.86	22.9		IIle	56
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.56	2.6		IIw	88
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	0.39	1.8		IVe	32
Weighted Average						79.6

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MORE INFO & BID ONLINE AT
IOWALANDGUY.COM



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101 US 69, Huxley, Iowa 50124

LIVE & ONLINE BIDDING RANCH AUCTION

POLK COUNTY, IOWA
21.20 AC±

Auction Time & Location:

THURSDAY, MAY 16, 10:00 AM

Auction on the Property



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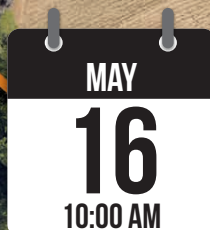
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AUCTIONS | REAL ESTATE

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